

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers**

**September 21, 2010**

The meeting was called to order at 8:32 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates, Linda Sorensen

Absent: Gary Lehman, Dottie Rausch, Janet Elmore

#### **Old Business:**

##### Minutes

Commissioner Curtis motioned to approve the minutes of the August 17, 2010 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 4-0.

##### Cumberland Avenue Update

City Engineer Dave Buck updated the commission on the Cumberland Avenue Reconstruction Project. Mr. Buck commented the roundabout has been working well. Progress is being made at the east end of the project on the south half of the road. Utility relocation has been completed, the sub-grade prepared, drain tiles underneath the pavement put in and curb poured. Asphalt for the base layers and some landscaping is scheduled for later today. That section should be completed within the next two weeks. Work will begin on the north side for westbound traffic for the last piece of the project. An October completion date is anticipated.

##### Wabash Heritage Trail Update

Parks Superintendent Joe Payne said tree cutting and clearing of the right-of-way has begun with additional utility work to follow. Some utility poles owned by Duke Energy will need to be removed. Gas lines must also be relocated by Vectren to avoid being under the wall of the trail.

##### 2011 TIF Project Budget

Presidents Oates requested questions by the commissioners regarding the proposed 2011 project budget.

## Other

Commissioner Curtis inquired about an update on the Wabash Landing Parking Garage. President Oates stated a recent meeting with Jimmy Curtis Jr. and James Curtis, Sr. was very productive. Financial reports for the parking garage have been brought up to date and will be forwarded to the Commission. A report from Carl E. Most which details future maintenance requirements will be presented at a future meeting. There was no further old business.

## **New Business:**

### Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes reviewed the routine transactions, revenues and expenses on the current financial reports. Notes were included on the project budget spreadsheet to help keep track of the Cumberland Reconstruction Project change orders and contingency amounts.

### Resolution RC 2010-8

Commissioner Curtis motioned to approve Resolution RC 2010-8 A Resolution Requesting the Transfer of Funds. Commissioner Sorensen seconded. The resolution moved funds from the Sagamore Parkway TIF Consulting account (19-312) to the Sagamore Parkway TIF Land Acquisition account (19-410) for the Yeager Road Phase I Project.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion passed 4-0.

### Payment of Claims

#### **Sagamore Parkway TIF Claim**

**\$ 12,884.00**

Commissioner Sorensen motioned to pay the Sagamore Parkway TIF claims. Commissioner Curtis seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Sagamore Parkway claims in the amount of \$12,884.00 passed 4-0.

#### **Levee/Village TIF Surplus Claims**

**\$ 45,079.30**

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$45,079.30 passed 4-0.

### **KCB TIF Surplus Claims**

**\$325,851.01**

Commissioner Curtis motioned to pay the KCB TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the KCB TIF Surplus claims in the total amount of \$325,851.01 passed 4-0.

A KCB TIF Surplus claim approved by the BOW on behalf of the Redevelopment Commission of **\$580,686.37** was provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

### Board of Works Authorization for Payment of Kopf and Steckel Claims

Mr. Buck explained the details of the claims which are part of the land acquisition for the Yeager Road Phase I. Authorizing the Board of Works to approve the claims will ensure the timeliness of closing dates and payments to the property owners. Commissioner Damico motioned to authorize the Board of Works pay the claim for part 2 of the relocation claim to M.W. Kopf and the acquisition claim for the Steckel property as part of the Yeager Road Project in a total amount for both claims not to exceed \$150,000. Commissioner Curtis seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion passed 4-0. Mr. Buck stated accepted offers on all 13 of the involved parcels should be received by the end of the year.

### County Easement Agreement Approval

The agreement and details of the project were explained by Mr. Buck with regard to an area that the Redevelopment Commission owns along Lindberg Road on the west side

of the Celery Bog between the west edge of the trail along the water and the Nature Center driveway. The exact location was referenced on maps provided to the Commission. As a part of the Lindberg Bridge Project, the trail in that area will need to be relocated. The agreement provides temporary easement from the Redevelopment Commission to allow the trail reconstruction as part of the project. Continued use of the north – south section of the trail during construction with minimum inconvenience was discussed. Commissioner Sorensen motioned to approve the Temporary Highway Easement Agreement between the West Lafayette Redevelopment Commission and Tippecanoe County with regard to the property along Lindberg Road for the construction of the trail and the Lindberg Bridge Project. Commissioner Damico seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion passed 4-0.

#### Other

#### Fitness Trail Maintenance Agreement

President Oates referred to the Maintenance Agreement among the City of West Lafayette Board of Parks and Recreation, the West Lafayette Redevelopment Commission and the West Lafayette Community School Corporation for the operation and maintenance of the Village Fitness Trail portion at the high school track. The Agreement has already been approved by the Park Board. Commissioner Curtis motioned to approve the Maintenance Agreement for the Fitness Trail portion of the track as delineated. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion passed 4-0.

#### Purdue Crew Boathouse Ramp Work

A proposal for the design and construction of a ramp to connect the land and water ramps which can be assembled and removed is being developed by H. Stewart Kline in order to obtain quotes. Funding for the ramp and additional tree work will come from remaining Riverfront Improvement budget allocation. Commissioner Curtis motioned that the West Lafayette Redevelopment Commission explore the design and construction of the final piece of the boat ramp to connect the existing boat ramp to the dock in an amount not to exceed \$28,905.32 which is the remaining budget for the Riverfront Improvement area. Commissioner Sorensen seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion passed 4-0.

Carl E. Most Study – Wabash Landing Parking Garage

Tom Gall of T. J. Gall & Associates commented that he has just received the synopsis of work performed on the parking garage over the past five years and a suggestion of the work to continue on a yearly basis for the next five years. President Oates requested an executive summary of the report be forwarded to the Commissioners. The report will be discussed further at the October meeting.

West Lafayette Public Library

President Oates commented that he had received a letter from the Secretary of the West Lafayette Public Library Board of Trustees thanking the Commission for their contribution to the library parking garage repairs. Tom Gall stated the repairs have been completed.

There was no further new business.

**Public Comment**

Public comment was requested. The next meeting was confirmed:

**October 26, 2010 at 8:30 a.m.**

**Adjourn**

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 9:34 a.m.

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Linda M. Sorensen  
Recording Secretary

Approved:

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Lawrence T. Oates  
President